

## PROPERTY OWNERS ANGRY.

GREAT INCREASE IN THE VALUATION OF HOUSES AND LAND ON STANIS ISLAND.

THE ESTIMATE IN MANY CASES TEN TIMES THAT OF LAST YEAR—UNFAIR DISCRIMINATION ALLEGED.

Many citizens of Staten Island are indignant at the great increase in the valuation of their property for 1893 over that of 1882 made by the Board of Assessors of Richmond County. In most cases the valuation is four and five times that of last year, and in many cases ten times that of the previous valuation. Charles A. Pratt, Jr., of the firm of Peckham & Tyler, No. 111 Broadway, who is attorney for a large number of the property owners of Staten Island, was seen yesterday by a Tribune reporter and made the following statement:

"A new Board of County Assessors has been created under chapter 489 of the Laws of 1892. Under that law the assessment is to be made equal throughout the entire county. The commissioners are Robert Moore of Castleton; Paul V. Masters, of Northfield; David Marsh, of Southfield; Pierce J. Dunn, of Middletown, and Abel Martin, of Westfield. Mr. Moore is the chairman.

## WHAT THE ASSESSORS SAY.

The assessors say that they are proceeding to make the assessment for the entire county on the basis of 50 per cent of the actual market value of the property. It is interesting to note the changes in the valuation from last year. James McNamee, son-in-law of Commodore Vanderbilt, has been raised from \$2,000 to \$12,000 on one piece; C. A. Grimes, from \$4,000 to \$10,000; James McNamee, from \$900 to \$2,000; Mary H. Davis, from \$900 to \$20,000; John A. Cisco, from \$1,500 to \$40,000; L. A. von Hoffman, from \$30,000; George H. Kendall, of the New York Bank Note Company, on one piece, from \$6,000 to \$15,000; on another piece from \$365 to \$8,000, and still another piece, from \$5,000 to \$8,000; Mrs. W. C. Ammon, from \$4,000 to \$10,000; A. L. Barbour, of the Barbour Cement Company, from \$17,000 to \$45,000; the heirs of Mrs. W. G. Ward, from \$5,000 to \$30,000; the heirs of Jacob Vanderbilt, \$8,000 to \$20,000; Hugh McRoberts, a Republican of the island, from \$800 to \$30,000.

"The majority of the above are classed by the Staten Islanders as wealthy New Yorkers, and live on the hills surrounding Stapleton and Clifton and have large country residences. A special strike seems to be made against these wealthy New Yorkers. In an adjoining section, where many of the Staten Island politicians reside, are the following instances: Philip Wolfe, 1892, \$3,000; 1883, \$2,300; Samuel Mulford, 1892, \$1,400; 1883, \$1,400; Augustus Hermann, 1892, \$833; 1883, \$800; Michael Cahill, 1892, \$10, 1883, \$300. It is apparent to any one acquainted with values on Staten Island that these large owners, whose assessments are given above, have been assessed on the full value of their property, and in many instances largely in excess of its present market value. The Board of Assessors met a few days ago for the purpose of hearing complaints from the property owners, and their rooms were crowded at an early hour with objecting property owners.

## THE TAX RATE IN FORMER YEARS.

"The tax rate in some years has been from 4 to 6 per cent. What it will be this year is not yet known, but it is apparent what it may mean to the property owner whose tax has been raised from \$800 to \$30,000. The assessors claim that in recent years the assessment has been on a basis of 25 per cent of the marketable value of the property, and in order to equalize things and still raise the money required for 1893 it is necessary to increase the valuation, and therefore they have determined upon a basis of 50 per cent. But what the property owner would like to know is how his assessed valuation can be increased ten or fifty times."

Mr. Pratt said that his clients would appeal to the courts if they did not get justice from the board.

It is said that the assessment of the Rapid Transit Railroad Company was raised from \$35,000 to \$30,000. The Board of Assessors will have a meeting to-day, and Mr. Boardman, of the firm of Tracy, Boardman & Pratt, will appear before them on behalf of the railroad. James McNamee, of No. 31 Nassau-st., whose assessments have been raised, is also attorney for a large number of property owners who think they are assessed too much. The members of the Board of Assessors think that the increased assessment will be a decided benefit to the county. Heretofore, they say, the assessments have been made in a "haphazard" way, each town having its own basis of taxation. Under this plan, they declare, favoritism was shown in all the towns. Any owner who thinks his property has been unjustly assessed may have his assessment

J. H. Johnston & Co.,  
17 Union Square, N. Y.

Send for price-list.

reduced by swearing that he would sell his property at a lower price.

## IT WILL COST MORE MONEY TO KEEP ARMED.

THE RETAIL PRICE FOR COAL PUT UP TWENTY-FIVE CENTS A TON—ANOTHER ADVANCE NOT IMPOSSIBLE.

For coal consumers there is no good news. The Retail Coal Exchange has "recommended" that the retail prices of coal be advanced 25 cents a ton on October 1. The "recommendations" of the Retail Coal Exchange are orders to the retail dealers, and they are always obeyed. The following table shows the present retail prices and the prices to go into effect on October 1:

Present	October
Red ash, all sizes, to families	\$5.50
Red ash, all sizes, to families	6.00
White ash, to grocers, etc.	5.25
White ash, in yard, to carts and pedlers	5.50
	4.75
	5.00

Another advance in prices is likely to be "recommended" soon. There will be another meeting of the Exchange next Friday evening, "to consider further the question of prices." Some of the retail dealers justify the advance by saying that the cost of oil to order up has kept up the advances made by the wholesale dealers. This cannot be true, however, for the last wholesale advance was only 10 cents a ton.

## OPENING OF A BEAUTIFUL MILLINERY SALE.

Bloomington Brothers' fall opening of their spacious millinery department, at Third-ave, and Fifty-ninth-st., yesterday, was deservedly successful, and the attractive display of novelties was characteristic of this enterprising firm. Among many elegant new styles shown was a beautiful Napoleonic hat, with flaring front, of cadet-blue felt and golden-brown velvet trimmed with brown ostrich plumes and satin ribbon. An all-black walking hat of velvet and jet was handsomely trimmed with satin ribbons, and finished at the back with a wide lace. A superb dress bonnet was of black velvet and cut jet, elaborately trimmed with double-faced satin ribbon and jet ornaments and aigrettes. A beautiful toque was entirely of the rare feathers of the rite bird, trimmed with velvet and aigrettes, and finished in the back with velvet bows and ties. A fine line of children's and misses' hats was shown, among which was a strikingly effective black felt flat, cut and caught up in front, with a novel facing of white lace, and trimmed with white satin ribbon and white ostrich plumes tipped with black. The new styles are quaint and with marked tendency to flare. Plateaus, which can be shaped at will, are in much favor. Steel and black and white trimmings are popular, and hats and bonnets are shown in great variety of style and every conceivable shade of color.

## RUMORS ABOUT BANK CHANGES DENIED.

A report was published yesterday to the effect that many bank changes were likely to follow the strain of the financial crisis. The retirement was suggested of President G. G. Williams of the Chemical National Bank; President E. H. Perkins, of the Importers and Traders; President F. A. Palmer, of the Broadway; President H. E. Garth, of the Mechanics' Bank, and several other prominent bank presidents. At the Chemical National Bank it was said yesterday that there was no prospect of Mr. Williams's retirement. Mr. Perkins pronounced the story "bosh," and said: "I haven't been asked to retire, and I don't propose to volunteer to do so. I don't believe there is any truth in the statements regarding any of the other men." In banking circles generally the rumors were laughed at.

The annual election of the Clearing House Association will be held next month. It is generally thought that, owing to the exceptional financial

THE TAX RATE IN FORMER YEARS.

Mr. Pratt said that his clients would appeal to the courts if they did not get justice from the board.

It is said that the assessment of the Rapid Transit Railroad Company was raised from \$35,000 to \$30,000. The Board of Assessors will have a meeting to-day, and Mr. Boardman, of the firm of Tracy, Boardman & Pratt, will appear before them on behalf of the railroad. James McNamee, of No. 31 Nassau-st., whose assessments have been raised, is also attorney for a large number of property owners who think they are assessed too much. The members of the Board of Assessors think that the increased assessment will be a decided benefit to the county. Heretofore, they say, the assessments have been made in a "haphazard" way, each town having its own basis of taxation. Under this plan, they declare, favoritism was shown in all the towns. Any owner who thinks his property has been unjustly assessed may have his assessment

WANTED—For sale, to prompt payment, \$100,000 for safe, good reason for not selling, the sum being for my business, Address J. C. FIELD, 144 Hamilton-st., Brooklyn.

CLOSING OUT SALE—FURNITURE, BEDS, ETC.

CLOSING OUT SALE—BEDS, ETC.